

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
TUESDAY, MAY 25, 2004 – 4:00 P.M.**

MINUTES

Present upon roll call: Mayor Beyrouti, Vice Mayor Lishamer, Commissioner Armstrong, and Commissioner Holmes. Commissioner Reynolds came in a few minutes late.

OLD BUSINESS

Planning & Zoning Recommendation, (Harbor Cove) – 17495 Gulf Blvd., - Commissioner Reynolds

Mayor Beyrouti asked Town Administrator, Don Lusk, to report on the issues with the Planning and Zoning recommendation for this project. Mr. Lusk explained that this was on the agenda because at the last Regular meeting of the Board of Commissioners the applicants requested that this issue be tabled until the June meeting, he would like some directions from the Commission on what information they need from the Staff in order to proceed with this project. Mr. Nadeau reported that he had spoken with the County and several cities about the Condo/Hotel projects in their areas. Treasure Island has a Condo/Hotel definition and some requirements, which he read to the Commission. He has also requested the Town Attorney to look into the Constitutionality of these requirements, and suggested that the Town could enter into a Development Agreement with the developer and have these requirements included into the Condo Documents. Mr. Lusk pointed out that the two issues that need to be addressed are; how the Town wants to handle this with the current applicant, and how the Town wants to handle this issue long-term.

A short discussion followed about the issues involved with the Condo/Hotel project and what requirements and definitions should be included in a Development Agreement and the Condo Documents. The discussion also included possible changes in requirements needed under the Commercial Tourist Facility (CTF) zoning, and the types of ownerships involved. Mr. Nadeau pointed out that the best way to handle these issues would be with a Development Agreement, which the State has given the municipalities to use in these types of situations to shorten the time and expenses it would require to add this type of building or ownership to the Land Use Codes. The developer spoke briefly to the Commission on the issues and types of ownerships involved in the project. The Developers and Owners agreed they would enter into a Development Agreement with the Town and include the requirements into their Condo Documents. The Mayor directed the Staff to contact the Town Attorney to make up a Development Agreement that includes the requirements discussed for this Condo/Hotel project so the project can proceed, and later on these definitions can be included into the Codes.

NEW BUSINESS

Open Sealed Bids, Seawall Repairs – Commissioner Armstrong

Commissioner Armstrong opened the following sealed bids for the Seawall Repair project:

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| 1.) All American Concrete, Inc. | - | \$158,000.00 |
| 2.) Schippers Marine Construction, Inc. | - | \$ 98,637.50 |
| 3.) Speeler Foundations, Inc. | - | \$106,655.00 |
| 4.) Seaway Marine Construction, Inc. | - | \$ 99,466.00 |

Commissioner Armstrong asked the Building Official to prioritize the list of locations needing repairs and which ones needed to be repaired this fiscal year and report back at the next Regular Meeting.

Open Sealed Bids, Emergency Generator – Commissioner Holmes

Commissioner Holmes opened the following sealed bids for the Emergency Generator project:

- 1.) Leedy Electric Corp. - \$ 48,265.00 – \$ 0 extra for aluminum enclosure.
- 2.) Alsapach Construction & Electric - \$ 57,914.00 + \$ 5,570.00 for aluminum enclosure.
- 3.) Tampa Armature Works, Inc. - \$ 40,855.00 + \$ 4,200.00 for aluminum enclosure.
- 4.) Riley Electric Co., Inc. - \$ 48,595.00 - \$ 0 extra for aluminum enclosure

A question came up about the safety of a Generator powered by natural gas during a natural disaster, Commissioner Holmes reported that the safety record was 99.99% reliability on these types of systems. A short discussion followed on the types of fuels to power generators and the safety problems with them.

Open Bids for 175th & 176th Ave. Circle Turnaround – Commissioner Reynolds

Commissioner Reynolds opened the following sealed bids for the 176th Turnaround Project:

- 1.) Professional Site Development, Inc. - \$ 6,500.00
- 2.) Kloote Contracting, Inc. - \$ 4,977.00
- 3.) JSS Property Professionals - \$ 6,100.00

A short discussion was held on the cost of the project, which seemed too high for the scope of the construction. The Commission studied plans while the Building Official explained the design and requirements of the project. The Mayor suggested that the Town invite the owners in the neighborhood to study the plans for the project, which will be available in the Building Department.

Discussion – Town Administrator’s Office – Mayor Beyrouti

The Town Administrator described the request to the Commission, and reported that the Building Official had drawn up a preliminary plan for the new office that would not disturb, power, lighting, or air conditioning. The drawing will be available for the Commission to study in the Building Department, to allow a decision on the project at the Regular meeting.

Street Lights for Planning Area – Mayor Beyrouti

Mayor Beyrouti described the choices available for the streetlights for the Central Business District where the utilities are being undergrounded. He invited the Board to look at a catalog in the Building Department to see more choices for this lighting, and look at some of the newer developments in the area. A discussion followed on the types, styles, size, and colors of lighting available and the costs involved.

MISCELLANEOUS

Mayor Beyrouti requested that the Condo/Hotel definition questions be sent to the Town Attorney for clarification and the Development Agreement written for the Commission to study before the next Regular meeting. He also wants Attorney Denhardt to report on the steps needed to add these definitions and requirements to the Town Code. Mayor Beyrouti announced the following meetings:

Regular Meeting – Tuesday, June 8, 2004 – 7:00 P.M.

Workshop Meeting – Tuesday, June 29, 2004 – 4:00 P.M.

Commissioner Reynolds requested information in the Tree Ordinance. A brief discussion was held on plantings in the Town right-of-ways and other Tree Ordinance and beautification issues. The Mayor reported that the Town Attorney was making up to Ordinance to be presented at the next Regular meeting.

Commissioner Armstrong reported on the 50th Anniversary Committee's Timeline for special Town events to celebrate the 50th Anniversary of the Town of Redington Shores. She requested that the Commissioners study the list and approve the schedule of events at the next Regular meeting. There was a short discussion on the events and dates in the timeline.

Commissioner Holmes requested that the Town Attorney develop a regulation to address the solid waste receptacles and the cleaning of cooking utensils, carpets, etc. outdoors within the Town. He has had several complaints from residents on the issue of restaurant's trash and cleaning of utensils attracting vermin to the area.

Commissioner Holmes announced that the Town Administrator has developed a Personnel Evaluation and Rating System. He handed out examples of the forms for the Commission to study. A short discussion was held on the need for a performance evaluation system for Town employees, the types of raises normally given to employees, and the current salary ranges. Commissioner Holmes requested that the Board members study the proposed system in order to plan for any merit increases or other type of raises in the next fiscal year budget. He requested this item be on the next Workshop agenda.

ADJOURNMENT

Respectfully submitted,

Marie Hamilton, Admin. Secretary